

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
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(302) 855-7878 T
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AGENDA

October 15, 2018

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for August 20, 2018

Approval of Findings of Fact for August 20, 2018

Old Business

Case No. 12211 – Kelly Hales seeks variances from the front yard setback and side yard setback requirements for existing structures (Sections 115-42, 115-182, & 115-185 of the Sussex County Zoning Code). The property is located on the west side of East Lagoon Rd., approximately 511 ft. north of Falling Point Rd. 911 Address: 30835 & 30843 East Lagoon Rd., Dagsboro. Zoning District: GR. Tax Parcels: 134-6.00-123.00 & 134-6.00-124.00

Public Hearings

Case No. 12218 – Sam & Lyn Sloan seek variances from the minimum lot width requirement and minimum lot area for lots within a proposed subdivision (Sections 115-25, 115-194 and 115-211 of the Sussex County Zoning Code). The property is located on the northeast side of Pinewater Dr., approximately 700 ft north of Multiflora Dr. in the Pinewater Farm Development. 911 Address: N/A. Zoning District: AR-1. Tax Parcel: 234-17.12-5.00

Case No. 12213 – Tony Petersen seeks a special use exception to operate a day care center (Sections 115-23 & 115-210 of the Sussex County Zoning Code). The property is located on the east side of Webb Farm Rd., approximately 0.44 mile south of Staytonville Rd. 911 Address: 11113 Webb Farm Rd. Greenwood. Zoning District: AR-1. Tax Parcel: 230-18.00-10.00

Case No. 12214 – Cynthia J. Myers seeks a variance from the front yard setback for proposed structures (Sections 115-42 and 115-211 of the Sussex County Zoning Code). The property is located on the southside of South Dr. in the Tru Vale Acres development. 911 Address: 306 South Dr., Rehoboth Beach. Zoning District: GR. Tax Parcel: 334-13.00-39.00



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

Case No. 12215 – Walter N. Thomas, II seeks a variance from the side yard setback for a proposed structure (Sections 115-25, 115-185 and 185-211 of the Sussex County Zoning Code). The property is located on the northwest side of Griffith Lake Dr., approximately 0.26-mile northeast of Meadow Brook Ln. 911 Address: 16192 Bow Tie Dr., Milford. Zoning District: AR-1. Tax Parcel: 130-2.00-27.01

Case No. 12216 – Jackie D. Fitzgerald seeks a variance from the front yard setback for an existing and proposed structure (Sections 115-25, 115-185 and 115-211 of the Sussex County Zoning Code). The property is located on the southside of Staytonville Rd., approximately 0.42 mile west of Memory Rd. 911 Address: 12616 Staytonville Rd., Harrington. Zoning District: AR-1. Tax Parcel: 430-1.00-7.00

Case No. 12217 – Roman Morales & Rubicela Moran-Morales seek variances from the front yard setback for existing structures and from the minimum road frontage requirement for a proposed subdivision (Sections 115-25 and 115-211 of the Sussex County Zoning Code). The property is located on the north side of Nine Foot Rd., approximately 0.32 mile southwest of DuPont Blvd. (Rt. 113). 911 Address: 28007 Nine Foot Rd., Dagsboro. Zoning District: AR-1. Tax Parcel: 233-10.00-75.00

Case No. 12219– J. Michael and Jill Yoder seek a special use exception for a garage/studio apartment and a variance from the maximum square footage for a garage/studio apartment (Sections 115-4, 115-23, 115-210 and 115-211 of the Sussex County Zoning Code). The property is located on the southeast side of Woodyard Rd., approximately 677 ft. northeast of Greenhurst Farm Rd. 911 Address: 10222 Woodyard Rd., Greenwood Zoning District: AR-1. Tax Parcel: 530-5.00-19.02

Case No. 12220 – Brenda L. King seeks a variance from the front yard setback and height of fence for existing structures (Sections 115-42, 115-182, 115-185 and 115-211 of the Sussex County Zoning Code). The property is located on the southwest corner of Blackstone Dr. and Topher Dr., approximately 237 ft. east of Whites Neck Rd. 911 Address: 31566 Topher Dr., Ocean View. Zoning District: GR. Tax Parcel: 134-12.00-1973.00

Case No. 12221 – Southern Delaware Therapeutic and Recreational Horseback Riding, Inc seeks a variance from the required setback for existing structures (Section 115-20 of the Sussex County Zoning Code). The property is located on the west side of Harbeson Rd., approximately 463 ft. south of Diamond Farm Rd. 911 Address: 17170 Harbeson Rd., Milton. Zoning District: AR-1. Tax Parcel: 235-26.00-17.14

Board of Adjustment meetings can be monitored on the internet at
www.sussexcountytde.gov.



In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 2, 2018 at 10:45 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: October 5, 2018 (to add approval of Minutes and Findings of Fact for August 20, 2018)

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